

**GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
January 6, 1994 (6:00 p.m.)**

I. DIRECTORS PRESENT

1. David Ringheiser, President; Vice-President Louise Lang; Second Vice-President Patricia Stone; Treasurer Bill Bold; Secretary Merrill Robinson.
2. James Nguyen and Matt Berkowitz (of Milwaukee office) of Bartlein and Company were also in attendance.

II. MEETING CALLED TO ORDER

By David Ringheiser at 6:05 p.m.

III. MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the December 13, 1993 regular meeting of the Board.

MOTION made by Louise Lang to accept the Minutes of the December 13, 1993 regular meeting of the Board.

MOTION SECONDED by Merrill Robinson.

MOTION CARRIED BY MAJORITY VOTE.

IV. COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	\$42,005.14
Total Revenue	23,151.50
Total Expenditures	19,743.63
Transfer to Reserve	30,413.01
Current Balance	\$15,000.00

Bill noted that the total maintenance costs for 1993 were 408.4% of the budgeted amount, and that legal fees came to 200% of the budgeted amount. Overall, the operating expenses for 1993 were 144.4% of the total budget.

2. Secretary's Report.

The Board received a letter expressing concern about vehicles being parked in the red zone. The Board discussed its policy and rules concerning red zone parking violations, and it noted that residents have authority to call a tow truck to have violating vehicles removed.

3. Maintenance Report.

- 3.1 Bill reported that some minor sidewalk repairs were done in December, 1993.
- 3.2 Bill reported that some new equipment was installed in the weightroom.
- 3.3 Bill reported that the siding repairs are progressing on schedule. The Board agreed to continue the project using Ramstrum Construction, and it authorized Bill to direct Ramstrum to repair another siding project.
- 3.4 Merrill reported that the Association received a letter informing it that the fence at the end of Hollister was damaged by the teenagers residing at #208.

Dave reminded the Board about its policy to give a \$200 reward to individuals who report vandalism to the Grove, but noted that it is impossible in this case as the author of the letter did not provide his name.

The Board discussed its procedure of prosecuting individuals who damage the complex, and the requirements that must be met before the reward is given to those who bring the matter to the Board's attention.

After discussion, the Board agreed to inform all residents in the next newsletter that the Grove is being damaged, and will ask them to notify Bartlein & Company in the event they witness vandalism to the Grove.

- 3.5. James provided the Board with a brief overview on its options concerning the installation of additional lights in the parking area. The matter was once again tabled.

4. Pool Report.

Bill reported that the automatic chlorinator in the jacuzzi malfunctioned and caused individuals using it to suffer a chemical burn. James stated that the Association reimbursed the individuals a total of approximately \$300 for their medical bills and swim wear replacement. The Board unanimously approved the reimbursement.

Bill informed the Board that, just prior to the incident, Chris of Oasis Pools informed the individuals that it was safe to use the jacuzzi. In response to an inquiry by the Board after the incident, Chris stated that he had tested a water sample and that the chlorine was at a safe level at that time.

James explained that, according to Oasis Pools, the Association has since replaced the 50 gallon chlorine system with a one gallon system, so that only one gallon of chlorine can be dispersed into the jacuzzi in the event of a malfunction.

Bill further reported that the automatic chlorinator did, indeed, malfunction approximately one week after the initial incident, and that Oasis Pools did not return his call about the problem for about three or four days. Louise suggested that the Association obtain bids from other pool services. The Board agreed and directed James to obtain the bids.

V. OLD BUSINESS

1. Lawsuit.

The lawsuit was discussed in detail.

Patricia reported that Ehlen's engineering report which the court had directed be kept confidential, was recently included in a document filed by attorney Borgeson -- thus making it public record. Patricia suggested that Mr. Oxton be informed of its disclosure immediately.

James reported that Bartlein & Company has not yet received John Carter's bid for the repairs to be made in connection with the lawsuit. However, he did present the Board with a bid of approximately \$660,000 from Hayward Baker.

Louise suggested that the Board ask Ehlen to review the bids to insure that all items in need of repair are included. The Board agreed.

The Board authorized Dave to speak at the January 28, 1994 settlement conference on the Association's behalf. It was agreed that the Directors will prepare an outline of the issues to be addressed for use by Dave. Further, if warranted, the Board authorized Louise to give the court an oral brief concerning the lending problems and possible loss of value related to the lawsuit.

The Board discussed its settlement posture in detail, and agreed to accept no less than \$660,000 in full settlement of the action, based upon the repair costs set forth in Hayward Baker's bid. The Board will meet at 6:30 on Tuesday, January 25, 1994, to discuss its settlement posture further.

2. Late Payers.

James provided the Board with a status update on the homeowners delinquent in the payment of their dues.

VI. NEW BUSINESS.

James informed the Board that it is time for an annual review and filing taxes by a CPA. He presented the Board with the following bids:

Purdy & Hribar:	\$ 825.00
Hudson & Company:	700.00
Porter & Nelson	1,275.00

After discussion,

MOTION made by Louise Lang to accept Hudson & Company's bid of \$700 to perform the review and to file taxes.

MOTION SECONDED by Patricia Stone.

MOTION CARRIED BY MAJORITY VOTE.

VI. MEETING ADJOURNED.

1. The meeting was adjourned at 8:00 p.m.
2. The Annual meeting will be held on February 17, 1994 at 7:30 p.m. at the Goleta Valley Community Center.

GROVE HOMEOWNERS ASSOCIATION
UNOFFICIAL ANNUAL MEETING OF THE BOARD OF DIRECTORS
February 17, 1994 (7:30 p.m.)

I. DIRECTORS PRESENT

1. David Ringheiser, President; Vice-President Louise Lang; Second Vice-President Patricia Stone; Treasurer Bill Bold; Secretary Merrill Robinson.
2. Bob Bartlein and James Nguyen of Bartlein and Company, Inc. were also in attendance.
3. All owners of records as of January 15, 1994 were sent notice of the meeting.
4. 71 units were represented in person or by proxy.

MEETING CALLED TO ORDER

Dave Ringheiser called the meeting to order at 7:35 p.m.

Bob Bartlein informed all in attendance that not enough units were represented at the meeting to make a quorum. He explained that the meeting could proceed unofficially, and that any decisions made could be ratified at a rescheduled annual meeting. It was unanimously agreed to proceed in this fashion.

READING OF MINUTES OF 1993 ANNUAL MEETING

Dave Ringheiser gave a summary of the Minutes of the last annual meeting held on January 13, 1993.

MOTION was made to approve the Minutes as summarized.

MOTION SECONDED.

MOTION CARRIED by unanimous vote.

TREASURER'S REPORT

The financial statement for 1993 was discussed as follows:

Total Revenue:	\$270,131.76
Total Expenditures:	\$312,979.95
Reserve Decrease:	\$ 42,848.19

Funds Available
as of 12/31/93:

HomeFed Savings	\$ 17,870.35	
SB Bank & Trust	63,899.78	
La Cumbre Savings	72,092.28	
Goleta National Bank	97,034.87	
Operating Account	<u>\$ 15,000.00</u>	Total: \$265,897.28

- * Dave Ringheiser reported that the Association spent approximately \$75,000 to repair the sidings -- due to dryrot. Thus far, about 14 sidings have been done and there are about 18 more to do. The problem stems from water getting behind the sidings and causing the framing to rot. More sidings are planned to be repaired in 1994.
 - * Mr. Ringheiser also stated that approximately \$25,000 was spent in legal fees in 1993 in connection with the pending lawsuit. (The action is discussed in detail below.)
 - * Mr. Bill Bold presented the Treasurer's Report.
- MOTION was made to approve the Treasurer's Report as presented.

MOTION SECONDED.

MOTION CARRIED BY UNANIMOUS VOTE.

MAINTENANCE REPORT

A homeowners stated that her patio gets soaked when it rains because the rain gutters were not cleaned as frequently in 1993 as in years previous. She recommended that they be cleaned more often.

LAWSUIT

Dave Ringheiser gave the floor an update on the pending lawsuit. The following were noted in particular:

- * The Board explained confidentiality factors which prevent it from providing the homeowners with specific information about the suit at this time.
- * Last year an engineering study was completed which addressed the condition of the interior and exterior of the complex. Construction defects were noted.
- * A comprehensive engineering study was completed in September of 1993 which focused on the defects set forth in the initial engineering study. This study addressed the immediate repairs are necessary, the probability for future repairs, and what work will be required to complete the repairs.

- * It took several months for the Board to receive bids for the repairs suggested in the comprehensive engineering study.
- * The Board is confident that all parties to the action are now in possession of sufficient information to enter into reasonable settlement negotiations. A Settlement Conference is scheduled for February 28, 1994, and the Board is hopeful that a settlement can be reached at that time.
- * A homeowner voiced her strong opinion that the Board should settle the litigation as soon as possible. She indicated that many homeowners are currently unable to refinance or sell their units because of the litigation.

The Board sympathized with the homeowner's concerns, and agreed that the suit is very frustrating and expensive.

- * A homeowner asked that all homeowners be given brief updates about the suit in each monthly newsletter. The Board agreed to do so.
- * Mr. Bartlein discussed the potential of the Association's legal fees increasing dramatically should the matter go to trial: i.e. depositions of all homeowners, expert witness fees, etc.
- * Mr. Bartlein told those in attendance that if a settlement is not reached at the upcoming settlement conference, then a special meeting of the Association will be held to discuss available options and to get input from the homeowners.
- * In the event a settlement is reached, then the Board will prioritize the repairs needed and will begin the project as soon as it has the settlement funds in hand.
- * Mr. Bartlein reminded all in attendance that the Board may not receive enough funds to make all the repairs needed in the complex, and he urged each homeowner to pursue any causes of action they might individually have against the developer/contractor.

ELECTION OF OFFICERS

Dave Ringheiser thanked each Board member for their efforts during 1993. He also tendered his resignation from the Board effectively immediately.

The following individuals were nominated:

Louise Lang
Patricia Stone
Bill Bold
Merrill Robinson
Elizabeth Campbell

MOTION was made to close the nominations and elect the slate.

MOTION SECONDED.

MOTION CARRIED BY UNANIMOUS VOTE.

NEW BUSINESS

1. Mr. Bartlein reminded the Board that all excessive funds held by the Association must be rolled over to avoid adverse tax ramifications, and he read a resolution to the floor for consideration (attached hereto).

MOTION was made to adopt the excess funds resolution read by Mr. Bartlein which provides that all excess funds held by the Association be rolled over.

MOTION SECONDED.

MOTION CARRIED BY UNANIMOUS VOTE.

2. Mr. Bartlein informed all in attendance that the monthly dues increased to \$137 effective January 1, 1994.
3. A homeowner requested that the Board consider leaving the front gates to the complex open on Sunday afternoons from 1:00 p.m. to 5:00 p.m. to allow for open houses.

The Board agreed to address the issue at its next Board meeting.

3. A homeowner asked for information about the Association's current insurance policy, and for suggestions concerning earthquake loss assessment insurance. Mr. Bartlein explained the Association's policy in detail, and urged all homeowners to contact their independent insurance representatives to obtain information about earthquake loss assessment insurance.

MEETING ADJOURNED

The meeting was adjourned at 9:00 p.m.

The rescheduled annual meeting will be held on March 2, 1994 at 6:30 p.m. at the meeting room in building #7610. The March, 1994 regular meeting of the Board of Directors will follow immediately thereafter.

ELECTION OF OFFICERS

Bill Bold was unanimously elected President.

Patricia Stone was unanimously elected Vice-President.

Elizabeth Campbell was unanimously elected Second Vice-President

Merrill Robinson was unanimously elected Secretary.

Louise Lang was unanimously elected Treasurer.

RESOLUTION AS TO EXCESS FEES

RE: EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENT

EUCALYPTUS

WHEREAS, the CROUCH Owners' Association is a California owner's association duly organized and existing under the laws of the State of California; and

WHEREAS, the members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Association;

RESOLVED, that any and all excess of membership income over membership expenses as defined in IRS Reg. 1.277-1 for the current and past tax years, shall be applied against the subsequent tax year member assessments for the purposes of managing, operating, maintaining, and replacing the common major elements of the Association property as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the general meeting of the membership held on FEB 17, 1994.

ATTESTED: Mervil Robinson
Secretary

Resol.Con 2/94

GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MARCH 2, 1994

DIRECTORS PRESENT

1. Bill Bold, President; Patricia Stone, Vice-President;
Elizabeth Campbell, Second Vice-President; Merrill Robinson,
Secretary; Louise Lang, Treasurer.
2. James Nguyen of Bartlein and Company was also in attendance.

MEETING CALLED TO ORDER

The meeting was called to order by Bill Bold at 6:45 p.m.

MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the January 6, 1994 regular meeting of the Board.

MOTION was made by Louise Lang to accept the Minutes of the January 6, 1994 regular meeting of the Board as presented.

MOTION SECONDED by Patricia Stone.

MOTION CARRIED BY UNANIMOUS VOTE.

COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	\$15,000.00
Total Revenue	23,203.70
Total Expenditures	37,686.66
Transfer from Reserve	10,000.00
Current Balance	\$10,517.04

2. Maintenance Report.

1. Bill Bold suggested that the Board consider replacing Oasis Pools with another contractor due to the Board's dissatisfaction with its services. James presented the Board with the following bids in that regard:

Timm's Pools	\$125/month (twice per week)
Matt's Pools	\$150/month (twice per week)
Fresh Water Pools	\$130/month (twice per week)
Oasis Pools	\$90/month (twice ^{ONCE} per week)

Bill will interview all bidders (except Matt's pools which the Board agreed is too expensive). The matter was tabled.

2. Bill Bold reported that the security gates to the complex were recently non-operational for one day, but that he subsequently fixed them.
3. Bill Bold presented the Board with the following bids from Ramstrum Construction for work in the weightroom:

Patching and Repainting Walls	\$600 (Appx.)
Opening Up Area in Weightroom	\$500 (Appx.)

Louise Lang asked for another bid. The matter was tabled.

4. The Board agreed to have another siding project done. (Extending the scuppers will be done to the same building concurrently.)

OLD BUSINESS

1. Lawsuit.

Bill Bold reported that a February 25, 1994 settlement was reached in the soil compaction lawsuit. Under the terms of settlement, the Association will receive \$300,000 in exchange for a dismissal and release of all claims alleged in the suit. Although the settlement documents have not yet been executed, attorney Oxtan has received a confirmation letter from the opposing counsel which sets forth the terms of settlement. The Association expects to receive the settlement proceeds within a month's time.

James Nguyen asked the Board where to deposit the settlement proceeds once received. Louise Lang suggested purchasing T-bills at First Interstate Bank. Mrs. Lang disclosed that she works at First Interstate Bank, and stated that it is the 2nd strongest bank in California. After discussion,

MOTION was made by Patricia Stone to authorize Bartlein & Company to deposit the settlement proceeds with First Interstate Bank.

MOTION SECONDED by Merrill Robinson.

MOTION CARRIED BY UNANIMOUS VOTE.

When the settlement proceeds are received by Bartlein & Company, a telephone vote will be made to determine the method of deposit.

With regard to the repairs to be made from the settlement proceeds, the Board discussed the following:

- * Bill Bold suggested that the Board negotiate with Carter about the amounts set forth in his bid. Any open item bids should be locked in. (All Board members agreed to review Carter's bid in detail prior to the next Board meeting.)
- * The Board must decide whether to do all repairs at once or over an extended period of time.
- * The work must be scheduled around the upcoming rainy season.
- * Because the terms of settlement prevent individual homeowners from pursuing claims against the defendants for damages claimed in the action, the Board discussed various options concerning the Association's assistance with the replacement of the 3rd floor units' utility closet doors:
 - A contribution by the Association toward replacement costs (and ways the Association can ensure the funds are used toward the purchase of the doors).
 - A bulk rate bid to decrease the replacement cost to each homeowner.
 - A partial refund from the Association to those homeowners who replace their utility doors themselves.

It was noted that there are approximately 88 sets of utility closet doors on the 3rd floor.

2. Late Payers.

James provided the Board with a status update on the homeowners delinquent in the payment of their dues.

3. Parking Lot Lights

Bill Bold reported that several automobiles were recently broken into, some of which were parked in the dark areas in the parking lot. He suggested that the Board again consider installing additional lighting in the dark area. The Board discussed the matter in detail, and noted the following:

- * A lighting specialist recommended against adding additional lights to the existing electrical lines.
- * It would be quite expensive to dig up a portion of the parking lot to run additional lines to the dark area.

- * One 16 foot pole light can be installed for approximately \$2,300, without the need for an additional power line.
- * Perhaps sensor lights can be installed in the dark area, which would require less power than regular timed lights.
- * Previous bids to install additional power to the area totalled between \$18,000 and \$20,000.

The Board agreed that additional lighting must be installed in the dark area. Louise agreed to check various options and attempt to get an additional bid. The matter was tabled.

NEW BUSINESS

1. Requests from Homeowners.

- a) At the recent annual meeting, a homeowner requested that the Board leave the security gates to the complex open on Sunday afternoons for open houses.

After discussion, a vote was held on the issue, and the majority of the Board members were not in favor of keeping the gates open. As a compromise, however, it agreed to keep the gates open on a trial basis the last Sunday of the month from 1:00 p.m. to 4:00 p.m. In the next newsletter, all homeowners will be informed of this trial policy, and will be asked to inform their realtors accordingly.

- b) The Board received a complaint that a dog at 7638 #263 is possibility in violation of the Association's pet rules. Merrill Robinson will investigate.
- c) The Board received a report of possible terminate damage in the exterior handrail by units 346 and 347. James Nguyen will have the handrail inspected.
- d) The Board received a complaint about cars parked in a no-parking area blocking cars parked in valid parking spaces. The Board agree to tell the complaining party to call Goleta Towing (964-6982).

Also, in the next newsletter all residents will be reminded of the parking regulations and will be told that tow trucks regularly cruise the parking lots.

- e) The Board received a report of a possible abandoned vehicle in the complex. Bill Bold will investigate.

f) A homeowner made inquiry about when the down spouts will be cleaned next. James Nguyen will check his records to determine when the job was last done.

2. Gift for Dave Ringheiser

The Board thanked David Ringheiser for the hard work and dedication he extended to the Board during his past presidency, and it authorized Bartlein & Company to give him a \$100 dining gift certificate as a small token of their appreciation.

3. 7638 #265 Kitchen Floor Reinforcement

James Nguyen reminded the Board that it previously approved Larry Ramstrum's bid of \$2,700 to reinforce the kitchen floor at 7638 #265. Bill Bold indicated that the repair requires the cutting of gas and plumbing lines underneath the unit, and that these costs are included in the bid.

4. Certificate of Deposit

James Nguyen informed the Board that its CD at La Cumbre Bank in the approximate amount of \$72,000 will mature on March 5, 1994. After discussion,

MOTION was made by Louise Lang to authorize Bartlein & Company to roll-over the CD at La Cumbre Bank into the 90 day term.

MOTION SECONDED by Merrill Robinson.

MOTION CARRIED BY UNANIMOUS VOTE.

5. Visitor Parking Sign

The Board discussed installing a "visitor parking" sign near the entranceway to direct visitors to the visitors' parking area. The Board agreed that a sign shaped like an arrow is desired. The matter was tabled.

6. Building Monitor

Patricia Stone informed the Board that it is too time consuming for one person to effectively monitor the buildings within the complex for rule violations. She suggested that the task be divided among the Board members. The Board members each agreed to share in the responsibility.

MEETING ADJOURNED

1. The meeting was adjourned at 8:30 p.m.
2. The next regular meeting of the Board of Directors is scheduled for April 11, 1994 at 6:30 p.m. May's meeting will be held on May 9, 1994 at 6:30 p.m.

GROVE HOMEOWNERS ASSOCIATION
RESCHEDULED ANNUAL MEETING
MARCH 2, 1994

President: Bill Bold
Vice-President: Patricia Stone
Second Vice-President: Elizabeth Campbell
Secretary: Merrill Robinson
Treasurer: Louise Lang

IN ATTENDANCE

1. Bill Bold, President; Patricia Stone, Vice-President; Elizabeth Campbell, Second Vice-President; Merrill Robinson, Secretary; Louise Lang, Treasurer.
2. James Nguyen of Bartlein and Company was also in attendance.

MEETING CALLED TO ORDER

The meeting was called to order at 6:30 p.m.

NOTICE OF MEETING/UNITS REPRESENTED

1. Owners of record as of February 18, 1994 were notified of the rescheduled meeting.
2. 52 units were represented in person or by proxy.

RATIFICATION

MOTION was made by Louise Lang to ratify the decisions made at the original annual meeting held on February 17, 1994 at 7:30 p.m. at the Goleta Valley Community Center.

MOTION was seconded by Merrill Robinson.

MOTION was carried by unanimous vote.

MEETING ADJOURNED

MOTION was made by Louise Lang to adjourn the meeting.

MOTION was seconded by Merrill Robinson.

MOTION was carried by unanimous vote.

The meeting was adjourned at 6:45 p.m.

**GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
April 11, 1994**

DIRECTORS PRESENT

1. Bill Bold, President; Patricia Stone, Vice-President; Elizabeth Campbell, Second Vice-President; Merrill Robinson, Secretary; Louise Lang, Treasurer.
2. James Nguyen of Bartlein and Company was also in attendance.

MEETING CALLED TO ORDER

The meeting was called to order by Bill Bold at 6:45 p.m.

MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the March 2, 1994 regular meeting of the Board.

MOTION was made by Louise Lang to accept the Minutes of the March 2, 1994 regular meeting of the Board as presented.

MOTION SECONDED by Merrill Robinson.

MOTION CARRIED BY UNANIMOUS VOTE.

COMMITTEE REPORTS

1. **Treasurer's Report.**

Beginning Balance	\$10,517.04
Total Revenue	25,071.50
Total Expenditures	13,763.14
Transfer to Reserve	5,550.40
Income Tax	1,275.00
Current Balance	\$15,000.00

James Nguyen provided each Board member with a financial statement for 1993 which was prepared by its accountant.

2. **Maintenance Report.**

1. Bill Bold reported that the bridge was recently repaired for damage caused by a broken tree limb. Extra dryrot was found due to a nearby sprinkler head.

2. MOTION was made by Louise Lang to accept Todd Construction's bid of appx. \$600 for work in the weightroom.

MOTION SECONDED by Patricia Stone.

MOTION CARRIED BY UNANIMOUS VOTE.

3. Bill Bold reported that rotting rain gutters within the complex are being fixed for between \$1,000 to \$1,600. The Board agreed to begin cleaning the gutters three times a year to help prevent rot.
3. Pool Report.
 1. Bill Bold reported that the health department inspected the pool area and made minor suggestions.
 2. Bill Bold reported that Janet Bold is obtaining prices on pool furniture. The Board authorized Mrs. Bold to make the purchase using her own discretion.

OLD BUSINESS

1. Lawsuit.

The Board agreed that the Settlement Agreement drafted by opposing counsel is vague. Clarification will be sought from attorney Oxtan at an upcoming meeting scheduled on April 14, 1994 at 4:40 p.m.

2. Late Payers.

James provided the Board with a status update on the homeowners delinquent in the payment of their dues. The Board directed Bartlein to record a lien against #359 (Simpson).

3. Parking Lot Lights

Per Louise Lange, electrician Paul Turner will be inspecting the parking lot for lighting suggestions.

NEW BUSINESS

1. Requests from Homeowners.

- a) Homeowner Lisa Mathiasen (7636 #361) requested that the Association reimburse her the amount she spent to fix four utility doors at her unit.

Bill Bold explained that the doors are the homeowners' responsibility. He noted, however, that Board may help the homeowners with the replacement of their doors if they are prevented from pursuing the developer as a result of the settlement of the pending lawsuit. The Board will get clarification when they meet with Mr. Oxtan.

- b) Tom Harrison (7626 #332) and Fred Pietryka (7626 #232) complained about several cats near their units. The Board suggested that they speak with the owners of the cats directly.
- c) Mr. Harrison and Mr. Pietryka asked the Board if it has any drawings of their building's plumbing system so that they can determine whether it is possible to install individual water softeners in their units.

The Board indicated that it does not have any drawings, and told the homeowners how to get underneath the building to make a visual inspection.

- d) Previously, a homeowner complained about a dog at unit #263. Merrill will inform the owner that he or she will be responsible for any damage to the landscape by the animal.

NEWSLETTER ITEMS

1. Be responsible and have your cat fixed and collared.
2. Utility doors are the homeowners' responsibility. However, the Board may make a small contribution toward replacement costs considering the wide spread problem.
3. Do not let your guests part in assigned spaces (other than yours).
4. Be sure to carry your facilities pass with you when using the facilities.
5. Reminder -- The gate will be open for open houses on the last Sunday of the month from 2:00 to 5:00 p.m.
6. Please inform the Board if your handrails need to be painted.

MEETING ADJOURNED

1. The meeting was adjourned at 8:30 p.m.
2. The next regular meeting of the Board of Directors is scheduled for May 5, 1994 at 6:30 p.m. June's meeting will be held on June 13, 1994 at 6:30 p.m.

GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
May 2, 1994

DIRECTORS PRESENT

1. Bill Bold, President; Elizabeth Campbell, Second Vice-President; Merrill Robinson, Secretary; Louise Lang, Treasurer. Patricia Stone was absent.
2. James Nguyen of Bartlein and Company was also in attendance.

MEETING CALLED TO ORDER

The meeting was called to order by Bill Bold at 6:30 p.m.

MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the April 11, 1994 regular meeting of the Board.

MOTION was made by Louise Lang to accept the Minutes of the April 11, 1994 regular meeting of the Board as presented.

MOTION SECONDED by Merrill Robinson.

MOTION CARRIED BY UNANIMOUS VOTE.

COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	\$15,000.00
Total Revenue	23,330.50
Total Expenditures	18,127.83
Transfer to Reserve	5,245.07
Current Balance	\$15,000.00

2. Maintenance Report.

1. Tom Buffo reported that two 20 pound dumbbells are missing from the weightroom. James Nguyen will have them replaced.
2. James Nguyen reported that Ramstrum Construction repaired the railings at building 1716. 2

3. The Board reviewed Ramstrum Construction's bid of \$1,594 for repairs to the bathhouse. James Nguyen will obtain a second bid.
4. James Nguyen presented the Board with an invoice from Ramstrum Construction in the approximate amount of \$9,300 for a completed extensive siding project.

MOTION was made by Louise Lang to pay Ramstrum's invoice in the approximate amount of \$9,300.

MOTION SECONDED by Elizabeth Campbell.

MOTION CARRIED BY UNANIMOUS VOTE.

5. James Nguyen presented the Board with an invoice from Ramstrum Construction in the approximate amount of \$1,900 for repairs to the bridge. After discussion,

MOTION was made by Louise Lang to pay Ramstrum's invoice in the approximate amount of \$1,900.

MOTION SECONDED by Merrill Robinson.

MOTION CARRIED BY UNANIMOUS VOTE.

6. James Nguyen presented the Board with an invoice from Ramstrum Construction in the approximate amount of \$840 for the installation of scuppers. After discussion,

MOTION was made by Louise Lang to pay Ramstrum's invoice in the approximate amount of \$840.

MOTION SECONDED by Elizabeth Campbell.

MOTION CARRIED BY UNANIMOUS VOTE.

7. The Board noted that the natural wood short fence in Phase I is wobbly. After discussion,

MOTION was made by Louise Lang to authorize Progressive Care to have the fence repaired at a cost of no more than \$300.

MOTION SECONDED by Elizabeth Campbell.

MOTION CARRIED BY UNANIMOUS VOTE.

Merrill Robinson will contact Progressive.

8. Bill Bold reported that a portion of the paint on building 7602 is faded. After discussion,

MOTION was made by Louise Lang to authorize Bartlein & Company to have the faded portion of 7602 repainted at a cost of no more than \$500.

MOTION SECONDED by Elizabeth Campbell.

MOTION CARRIED BY UNANIMOUS VOTE.

3. Pool Report.

Bill Bold reported that Janet Bold purchased pool furniture for the Association at a cost of \$1,908.

4. Landscape Report

1. Merrill Robinson reported possible cracks in the landscaping irrigation line. Bill Bold will inspect it.
2. Merrill Robinson asked the Board what Merit's scheduled is for cleaning the garbage enclosure areas. James Nguyen will obtain a schedule.

3. Merrill Robinson presented the Board Progressive's bid of \$650 to trim trees near the bridge. After discussion,

MOTION was made by Louise Lang to accept Progressive's bid of \$650 to trim trees near the bridge.

MOTION SECONDED by Elizabeth Campbell.

MOTION CARRIED BY UNANIMOUS VOTE.

4. Merrill Robinson reported that children have broken the fence by hopping it. She suggested that the fence be repaired, that a "private property" sign be installed on it, and that a thorny bush be planted nearby. After discussion, the Board agreed to proceed with the project.
5. Merrill Robinson reported that the roots from a large eucalyptus tree are breaking up a stairway area. She will speak with the gardener about removing it or installing a root barrier.

OLD BUSINESS

1. Lawsuit.

The Board discussed an April 26, 1994 letter from attorney Borgenson, together with his most recent draft of the settlement agreement.

The Board noted that the draft did not include changes previously suggested by the Board. James Nguyen will discuss the matter with attorney Oxton. In the meantime, he will keep the Board send all Board members of any correspondence he receives.

2. Late Payers.

James provided the Board with a status update on homeowners delinquent in the payment of their dues.

3. Parking Lot Lights

Louise Lange reported that electrician Paul Turner inspected the lights and noted that they are 240 watts (120 watts is customary). The matter was tabled.

NEW BUSINESS

1. Requests from Homeowners.

- a) The owner of 7632 #122 requested permission to install a lattice enclosure (which was already up on a temporary basis). After discussion,

MOTION was made by Louise Lang to approve the installation of a lattice enclosure at 7632 #122.

MOTION SECONDED by Elizabeth Campbell.

MOTION CARRIED BY UNANIMOUS VOTE.

- b) The owner of 7610 #313 (Scudelari) requested that the Association spray for ants around his building. The Board agreed to have it sprayed.
- c) The owner of 7610 #313 (Scudelari) reported that the siding on the inside of her balcony is bowing. Bill Bold will inspect it.

- d) Ms. Owen requested that the Board install a railing near at the steps near the pedestrian gate. After discussion,

MOTION was made by Louise Lang to get a bid to have a railing installed at the steps near the pedestrian gate.

MOTION SECONDED by Elizabeth Campbell.

MOTION CARRIED BY UNANIMOUS VOTE.

- e) Lisa Mathiasen requested reimbursement of \$310 he paid for repairs to the inside of his unit caused by a roof leak. The Board noted that even if the damage was caused by the exterior roof, repairs to the inside of a unit are still the homeowner's responsibility. The request was denied.

NEWSLETTER ITEMS

1. Do not plant trees close to the buildings.
2. Homeowners' insurance can help protect against damage.
3. Wear proper attire when using the facilities.

MEETING ADJOURNED

1. The meeting was adjourned at 8:30 p.m.
2. The next regular meeting of the Board of Directors is scheduled for June 13, 1994 at 6:30 p.m. July's meeting will be on July 18, 1994 at 6:30 p.m.

**GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
June 13, 1994**

DIRECTORS PRESENT

1. Bill Bold, President; Patricia Stone, Vice-President;
Elizabeth Campbell, Second Vice-President; Merrill Robinson,
Secretary; Louise Lange, Treasurer.
2. James Nguyen of Bartlein and Company.
Marie Hayes (#320)
Susan Inglehart (#250)

MEETING CALLED TO ORDER

The meeting was called to order by Bill Bold at 6:30 p.m.

MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the May 2, 1994 regular meeting of the Board. It noted that the building number listed in item 2 under Maintenance is incorrect. Also, "Lange" and "Merril" are misspelled throughout the Minutes.

MOTION was made by Louise Lange to accept the Minutes of the May 2, 1994 meeting as amended.

MOTION SECONDED by Elizabeth Campbell.

MOTION CARRIED by unanimous vote.

COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	\$15,000.00
Total Revenue	24,342.71
Total Expenditures	28,085.65
Current Balance	\$11,257.06

2. Maintenance Report.

1. Bill Bold reported that Ramstrum Construction is repairing another siding, and that he will extend the scuppers as well.

2. Bill Bold presented the Board with the following bids to repair the shower area in the ~~weight room~~:

POOL AREA

Ramstrum Construction: \$1,600

Todd Construction: \$855

MOTION was made by Louise Lange to accept Todd Construction's bid of \$855 to repair the shower area in the ~~weight room~~ *POOL AREA*.

MOTION SECONDED by Elizabeth Campbell.

MOTION CARRIED by unanimous vote.

3. Bill Bold presented the Board with a bid of \$485 from Todd Construction to remove a wall in the weight room to expand the area. After discussion, the matter was tabled.

4. Bill Bold presented the Board with a bid of \$95 to install steel angle iron in the weight room. After discussion,

MOTION was made by Louise Lange to accept Todd Construction's bid of \$95 to install steel angle iron in the weight room.

MOTION SECONDED by Patricia Stone.

MOTION CARRIED by unanimous vote.

5. Tom Buffo reported that Merit cleans the garbage areas before the trash is taken away by the garbage men. James Nguyen will ask Merit whether the areas can be cleaned after the trash is removed.

6. Patricia Stone reported that the garbage enclosures in Phase II are discolored and unsightly. James Nguyen will *HAVE* them repainted.

3. Landscape Report

1. Merrill Robinson presented the Board with a bid of \$150 to remove the stub of the tree that recently fell and hit the bridge. The matter was tabled.

2. Merrill Robinson presented the Board with the following bids to remove a large tree that is pushing up stairs in Phase I and which is located dangerously close to homes:

Tropical Landscape:	\$750 to \$800
Bartlett Trees:	\$390

The matter was tabled.

3. Bill Bold reported stagnant water in the creek bed. Merrill Robinson will have the gardening personnel check it.

OLD BUSINESS

1. Lawsuit.

- a) James Nguyen reported that Bartlein & Company has received funds in partial settlement of the subject lawsuit. He then asked the Board how it would like to invest the money.

After discussion,

The Board directed Mr. Nguyen to put \$50,000 in an interest money market account at Great Western, and to put \$100,000 in a market interest account at First Interstate Bank.

Mr. Nguyen reminded the Board that the settlement amount must remain confidential under the terms of the settlement agreement.

- b) The Board discussed various homeowners' requests for contribution toward replacement of utility closet doors. The Board agreed that there may not be funds available to help the homeowners after all of the soil compaction repairs have been done.

The Board will direct all homeowners to fix the doors themselves and, if funds are left over after more urgent repairs are made, then contribution by the Association will be considered. In the meantime, homeowners are responsible to fix the doors on their own.

The Board directed James Nguyen to write a letter to the homeowners with doors off their hinges requesting that they be immediately repaired. They will be informed that if the doors are not repaired in a timely fashion then the Association will have them fixed and will bill the owner.

2. Late Payers.

James provided the Board with a status update on homeowners delinquent in the payment of their dues.

3. Recycling Efforts.

James Nguyen presented the Board with Paper Recycler's bid of \$1.32 per unit per month to continue the recycling program within the complex. After discussion,

MOTION was made by Louise Lang to accept Paper Recycler's bid of \$1.32 per unit per month.

MOTION SECONDED by Patricia Stone.

MOTION CARRIED BY UNANIMOUS VOTE.

NEW BUSINESS

1. Requests from Homeowners.

- a) Marie Hayes reported that Sunset realtors put a sign on the front gate key pad which had an access code printed on it. Although Sunset subsequently stated that it would remove the sign, it did not. Ms. Hayes feels that the security of the complex is jeopardized when an access code is exhibited to all outside of the front gate. The Board agreed.

Patricia Stone indicated that she also found a flyer with an access code printed on it. She noted that the access code is the one provided to the police and fire departments to use in emergency situations. Ms. Stone also contacted Sunset realty about the problem to no avail.

The Board noted that homeowners are not authorized to give their access codes to realtors. James Nguyen stated that when Bartlein & Company gives the realtors' code to sales agents, they are specifically told that it is for realtors only and cannot be share with the general public.

James Nguyen will prepare a letter to Sunset on behalf of the Board.

- b) The Board received a letter from Jytte Kronberg (7632 #345) regarding utility doors and 2nd hand smoke which she contends is seeping into her unit from the unit below. James Nguyen read the letter to all.

The Board agreed that the Association is not responsible for the second hand smoke, and it directed James Nguyen to call the homeowner and suggest that she pursue the developer if the smoke seepage is due to a structural defect.

- c) The Board received a homeowner's complaint about excessive tree trimming. ~~Louise Lange~~ will speak with her about the reasons behind tree trimming. *Veronica*

- d) A homeowner requested that the Board show her how to turn off the water and gas to her unit in case of an emergency. Bill Bold will contact her.
- e) The owner of #206 requested authorization to install lattice at his unit. The Board approved the request under the condition that the lattice conforms with the Association's standards.

2. Miscellaneous Items

MOTION was made by Louise Lang to allocate up to \$75 to hold a moving away party for Dave Ringheiser, in consideration for his faithful service as the Board's past president.

MOTION SECONDED by Patricia Stone.

MOTION CARRIED BY UNANIMOUS VOTE.

NEWSLETTER ITEMS

Homeowners are responsible to maintain their lattice.

MEETING ADJOURNED

- 1. The meeting was adjourned at 8:30 p.m.
- 2. The next regular meeting of the Board of Directors is scheduled for July 18, 1994 at 6:30 p.m. The August meeting will be held on August 8, 1994 at 6:30 p.m.

**GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
July 18, 1994**

DIRECTORS PRESENT

1. Bill Bold, President; Merrill Robinson, and Secretary; Louise Lang, Treasurer. Patricia Stone and Elizabeth Campbell were absent.
2. James Nguyen of Bartlein and Company, and Mary Mason, a homeowner, were also in attendance.

MEETING CALLED TO ORDER

The meeting was called to order by Bill Bold at 6:45 p.m.

MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the April 11, 1994 regular meeting of the Board. A change was noted on page 4, New Business, under item C at bottom of page, that it was Merrill Robinson and not Louise who was going to speak to the homeowner.

MOTION was made by Louise Lang to accept the Minutes of the May 2, 1994 regular meeting of the Board as presented.

MOTION SECONDED by Merrill Robinson.

MOTION CARRIED BY UNANIMOUS VOTE.

COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	\$11,257.06
Total Revenue	23,860.60
Total Expenditures	14,224.79
Transfer to Reserve	155,900.87
Current Balance	\$15,000.00

Last month money was allocated re cost for party for former committee member. The actual total came to \$48.91.

2. Maintenance Report.

1. Tom will remove the remaining logs of wood.
2. It was noted that the recycling bins need to be cleaned.
It will be looked into by Bill Bold.
3. Dry rot in staircase of 7620 (233, 333) building is being worked on.
4. Recycling to be picked up at \$1.32 per unit per month as opposed to \$2.50 per unit per month.

OLD BUSINESS

1. Requests from Homeowners.

- a) Mary Mason, owner of unit #338, noted many landscaping issues around her unit which need to be addressed. The Board commented and noted her concerns.

She fixed her utility door and wants to know if she was going to be reimbursed by the Association. It was explained to her that each individual owner is responsible for their own exterior doors.

2. Late Payers.

James provided the Board with a status update on homeowners delinquent in the payment of their dues.

3. Floor Survey.

Bill Bold notified the Board that a Floor Survey is scheduled for the soil compaction repair on 8/16/94. Only buildings 7620 and 7624 (units 100's and 200's) are necessary. After discussion,

MOTION was made by Louise Lang to do Survey.

MOTION SECONDED by Merrill Robinson.

MOTION CARRIED BY UNANIMOUS VOTE.

4. The news letter will notify owners and residents of 7620 and 7624 regarding access to their units for the Floor Survey. James Nguyen will call owners at the end of July regarding the pick up of the keys. Bill Bold will be responsible for the actual collection of keys.
5. Board will review draft of Resident Guidelines.

6. Merrill will speak with Art regarding the water pooling in certain areas around Association.
7. Bill will check Tom Pagano's unit siding and deck.
8. James Nguyen notified the Board that the balance of the settlement has been received. It will be invested into 90-day T-Bill account at First Interstate Bank. After discussion,

MOTION was made by Louise Lang to approve of investment.

MOTION SECONDED by Merrill Robinson.

MOTION WAS CARRIED BY UNANIMOUS VOTE.

9. Regarding Lisa Mathiasen's request for arbitration, (the matter regarding the Association to pay for her ext utility door and ceiling damage from roof leak) James Nguyen suggested to Board that it go to Small Claims. After some discussion, Bill will speak with Ms. Mathiasen explaining that particular portion of the CC&R's.

MOTION was also made by Merrill Robinson to suggest Small Claims to Ms. Mathiasen.

MOTION SECONDED by Louise Lang.

11. Regarding the Small Claims suit filed by Ed Robinson (#119). A hearing is scheduled for August 8, 1994 at 1:15 pm. James Nguyen will appear on behalf of the Association. He will report to the Board that evening during the regular Board meeting.
12. It was agreed by the Board to withhold Facility Passes to late payers.

NEW BUSINESS

None.

NEWSLETTER ITEMS

1. Floor Survey is scheduled for August 16, between the hours of 8 am and 5 pm. It will be necessary to obtain access to units 100's and 200's. A Board member will be by during the evenings of Sunday, August 14, and/or Monday, August 15th to collect the keys.

MEETING ADJOURNED

1. The meeting was adjourned at 8:30 p.m.
2. The next regular meeting of the Board of Directors is scheduled for August 8, 1994 at 6:30 p.m.

**GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
AUGUST 8, 1994**

PRESENT

The Directors present were Bill Bold, President; Patricia Stone, Vice-President; Elizabeth Campbell, Second Vice-President; and Merrill Robinson, Secretary. Louise Lang, Treasurer, was absence.

Also present were James Nguyen of Bartlein and Company; Connie Hannah of the Stop Clearview Coalition; Bruce Bimber of the Stop Clearview Coalition; and Brandy Lynn owner of #221.

MEETING CALLED TO ORDER

The meeting was called to order by Bill Bold at 6:45 p.m.

RETURN OF DOCUMENTS

James Nguyen returned to the Association all documents concerning the Grove's recently settled lawsuit.

MINUTES OF PRIOR MEETING

The Board approved the Minutes of the July 18, 1994 regular meeting of the Board.

THE CLEARVIEW PROJECT

Connie Hannah and Bruce Bimber of the Stop Clearview Coalition expressed their views in opposition to the Clearview project.

The Board agreed to provide the homeowners with non-biased information on the matter and to include the addresses of Mobile, the Environmental Defence Center and the County Supervisor so that they can contact them for further information as desired.

REQUESTS BY HOMEOWNERS

Brandy Lynn of #221 requested that the Board keep the drive-in gate open more frequently (especially on Sundays) to encourage easy access for potential home buyers. She explained that she is experiencing difficulty in selling her unit because potential buyers get discouraged when they cannot enter the gate to view the property.

After discussion,

MOTION WAS MADE by Patricia Stone to deny Ms. Lynn's request that the gates be kept open more frequently.

MOTION WAS SECONDED by Elizabeth Campbell.

MOTION PASSED BY MAJORITY VOTE.

COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	\$ 15,000.00
Total Revenue	173,938.05
Total Expenditures	14,126.16
Transfer to Reserve	159,811.89
Current Balance	\$ 15,000.00

James Nguyen indicated that in mid-July, 1994, the Board received \$150,000 in settlement proceeds in connection with the subject lawsuit. By telephone vote upon receipt of said sum, Bill Bold, Louise Lang and Merrill Robinson directed Bartlein & Company to deposit the funds in Goleta National Bank with the knowledge that Bob Bartlein is on the Bank's Board of Directors. The Board approved said telephone vote.

2. Maintenance Report.

1. Bill Bold reported that the deteriorated wood on the lower portion of the pool shower room has been replaced by tile.
2. Bill Bold reported that Ramstrum Construction repaired the stairway near units 322 and 323 (building 7620).
3. The Board authorized Ramstrum Construction to proceed with repair of the siding at unit #368, building 7638. The scuppers on the entire building are to be extended as well.
4. Patricia Stone reported that Romer Security is not checking the pool and sauna areas after hours as required. Bill Bold noted that it is not having illegally parked cars towed away as well. James Nguyen will contact Romer Security about the matter.

5. James Nguyen presented the Board with the following bids to replace the utility doors on the pool area pump house:

Todd Construction: Appx. \$985 (Steel Doors)
 Appx. \$400 (Wood Doors)

Ramstrum Construction: Appx. \$989 (Steel Doors)
 Appx. \$400 (Wood Doors)

After discussion, the Board authorized Bartlein & Company to accept Todd Construction's bid in the approximate amount of \$400 to replace the current doors with a set of wood doors.

6. James Nguyen reminded the Board that it had originally received a bid of approximately \$350,000 from John Carter to repair the work required in connection with the subject lawsuit. He then presented the Board with a second bid for \$174,000 which addressed only absolutely necessary repairs.

The Board agreed that Mr. Carter's most recent bid is not clear, and that it would like clarification in that regard. The Board also felt that Mr. Carter should address all of the issues outlined in their structural engineer's report, so that as many problems as financially possible can be fixed.

Bill Bold reported that during Mr. Carter's recent inspection of the complex, he noted that some of the buildings have major foundation problems which were not addressed in the lawsuit. These foundation problems were caused when dirt was removed from underneath the buildings to keep water from seeping into the units.

The Board agreed to table Mr. Carter's bid at this time, and it directed James Nguyen to schedule an appointment for the Board to meet with Mr. Carter for a walk-through and bid review on August 16, 1994 at 5:30 p.m.

By consensus, the Board agreed to reimburse Bill Bold for taking time off from work to walk with Mark Carter (John Carter, Inc.) for surveying the 100s and 200s units in Buildings 7620 and 7624.

3. Gardening Report

1. The Board directed Merrill Robinson to have the storm drains cleaned as needed to avoid flooding.

2. The Board agreed that the tree that is lifting up the stairs near buildings 7636 and 7638 will be removed if it causes the stairs to become a safety hazard and out of code. The Board will inspect the tree again before a final decision is made.
3. Merrill Robinson reported that the Association's water bill for the period of June 23rd to July 27th stated that approximately 8,000 more gallons of water was used as compared to previous months.

OLD BUSINESS

1. Lawsuit.

James Nguyen presented the Board with an invoice for \$275 from attorney Oxtan. After discussion, the Board authorized Bartlein & Company to pay the amount due.

2. Late Payers.

1. James Nguyen provided the Board with a status update on the homeowners delinquent in the payment of their dues.
2. James Nguyen reported that Mr. Giacomazzi of #321 wrote a letter to Bartlein & Company indicating that he will pay the amount outstanding if the Association forgives the past loss-discounts and late charges. James Nguyen stated that the past loss-discounts and late charges amount to approximately \$500.

After discussion,

MOTION WAS MADE by Patricia Stone to direct Bartlein & Company to respond to Mr. Giacomazzi's request with the following counter-offer:

Instead of the \$40 per month charged to Mr. Giacomazzi in lost discounts, the Board will charge 10% of the Association fee from the original delinquency date to the present, if he immediately pays all other amounts due in full.

MOTION WAS SECONDED by Merrill Robinson.

MOTION OPPOSED by Elizabeth Campbell.

MOTION DIED for lack of majority vote.

The matter was tabled for consideration by Louise Lange at the next regular Board meeting.

NEW BUSINESS

1. Lawsuits by Homeowners

1. Lisa Mathiasen of 7636 #361 filed a Small Claims action against the Association alleging that it is responsible for the replacement of her exterior utility doors and for the repair of damage to her ceiling which was caused by a roof leak. The case will be heard on September 8, 1994 at 1:15 p.m.
2. Ed Robinson of #119 filed a Small Claims action against the Association claiming that it is responsible for damage caused to his unit by flooding in March, 1993. The Judge found that the Board did not act with gross negligence and that it is therefore not responsible for the damage.

2. Resident Guidelines

James Nguyen presented the Board with a draft of the resident guidelines which will be sent to all residents shortly. The Board agreed to provide Mr. Nguyen with its suggested changes before the next regular meeting.

3. Unsightly Utility Doors

James Nguyen reported that although letters were sent to owners of units who have unsightly utility doors, no corrective action was taken by them. The Board directed Mr. Nguyen to remind all owners of their responsibilities in that regard in the next newsletter, and to write the subject owners a stronger letter telling them that the Board will replace the doors at the owners' expense if they are not replaced or satisfactorily repaired within 2 weeks.

MEETING ADJOURNED

1. The meeting was adjourned at 9:30 p.m.
2. The next regular meeting of the Board of Directors is scheduled for September 19, 1994 at 6:30 p.m.

GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
October 10, 1994

PRESENT

The Directors present were Bill Bold, President; Patricia Stone, Vice-President; Elizabeth Campbell, Second Vice-President; Merrill Robinson, Secretary; and Louise Lang, Treasurer.

Also present were James Nguyen of Bartlein and Company; Susan Paxton, owner of #216; and Craig Jacobson, owner of #225.

MEETING CALLED TO ORDER

The meeting was called to order by Bill Bold at 6:35 p.m.

MINUTES OF PRIOR MEETING

The Board approved the Minutes of the September 19, 1994 regular meeting of the Board.

REQUESTS BY HOMEOWNERS

1. Craig Jacobson, owner of #225, informed the Board that the inside of his unit cracking and sloping. He indicated that Ramstrum Construction advised him that the settling was not natural and may be related to the soil compaction problem.

Bill Bold told Mr. Jacobson that the Board has not yet addressed the issue of damages to the inside of units caused by the soil compaction problem. However, structural repairs will be made to his building shortly, which may help prevent further damage to the interior of the unit.

The Board will take photographs of the inside of Mr. Jacobson's unit before the structural repairs begin.

2. The Board informed Susan Paxton, tenants of #216 (7610), that it had received several complaints about noise and other disturbances by tenants and guests of her unit. Ms. Paxton indicated that she has spoken with her daughter about the problem and believes that no more problems will occur. She volunteered to move if another problem arises.

The Board placed Ms. Paxton on a probationary period, and told her that she may be asked to move if additional problems arise.

3. The homeowners of #104 and #117 each asked the Board for authorization to build lattices on their respective balconies. After discussion,

MOTION WAS MADE by Louise Lang to authorized units #104 and #117 to build a lattice on their respective balconies under the condition that they conform to the Association's standards.

MOTION WAS SECONDED by Patricia Stone.

MOTION PASSED BY MAJORITY VOTE.

4. During September's Board meeting, the Board agreed to ask the owner of #218 to evict his current tenants due to several complaints concerning noise and other disturbances. Subsequently, the owner of the unit, Dave Ringheiser, called the Board and asked that his tenants be given another chance to conform with the Association's rules. After discussion, the Board agreed to take no further action under the condition that the tenants' behavior improves.

ITEMS FOR NEWSLETTER

- * Do not park in fire lanes which are marked by red curbs throughout the complex.
- * Residents can call Goleta Towing 964-6982 for parking violations.
- * Murray Security & Patrol, Inc. has been hired to patrol the common areas within the complex. Residents may call Murray Security at 562-8559 when disturbances in the common areas arise.

COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	\$ 14,993.23
Total Revenue	23,531.65
Reserve Expenditures	350.00
Total Expenditures	29,244.70
Current Balance	\$ 9,280.18

The Board discussed the Association's insurance coverage. James Nguyen will discuss this further at the next meeting.

2. Maintenance Report.

1. The Board agreed that Carter Construction is to repair buildings 7620 and 7624 first in relation to the soil compaction problems. James Nguyen reported the work will begin once Carter receives the engineering plans, and after he obtains permits for the work.

The Board reviewed Carter's bid in detail, and then agreed to accept the bid with the understanding that Carter keep the Board apprised of the work in progress. Bill Bold and Merrill Robinson then executed the contract on behalf of the Association.

2. Bill Bold provided the Board with an update on the siding projects completed by Ramstrum Construction. The Board agreed to go forward with another siding.
3. Bill Bold reported that new utility doors were installed at 7624.

3. Gardening Report

1. Merrill Robinson reported that three trees within the complex are going to be removed as authorized by the Board during the September Board meeting.
2. Merrill Robinson reported that a fence was reerected near 7624 #113. The Board agreed that it would prefer bushes in the area, and decided to table the matter until after the soil compaction work is complete.

OLD BUSINESS

1. Late Payers.

James Nguyen provided the Board with an update of the homeowner's delinquent in their dues. At this time, the Board does not see any advantages of sending a late member to a collection agency.

2. Security

James Nguyen provided the Board with an October 3, 1994 bid from Murray Security & Patrol for the Association's security needs. Although he contacted four security firms, Murray was the only one that responded.

Patricia Stone suggested that the Association expand the proposed contract with Murray to include special trips on a call-by-call basis.

After further discussion,

MOTION WAS MADE by Patricia Stone to hire Murray Security & Patrol, Inc. to patrol the complex Thursday through Sunday as outlined in its bid of October 3, 1994, and on an on-call trial basis at a cost of up to an additional \$200 per month (for common area disturbances only).

MOTION WAS SECONDED by Merrill Robinson.

MOTION PASSED BY UNANIMOUS VOTE.

3. Motorcycle Damage to Gate

In October, 1994, the Board received a letter dated July 22, 1994 from attorney Mary McGrath concerning the damage caused to the gate by the motorcycle driven by Mr. Eckman, a guest of owner David Parker's (#128). The Board noted that the letter was not signed, was not on letterhead, and contained various inaccuracies concerning the incident in question. James Nguyen will contact attorney McGrath. In the meantime, the Board will continue to seek reimbursement from Mr. Parker.

NEW BUSINESS

1. The Board discussed the procedure it currently uses in getting unruly tenants to vacate the premises. It agreed that all complaints should be submitted to the Board in writing, and that Bartlein & Company should make note of any telephonic complaints received as well.
2. James Nguyen presented the Board with a proposed budget for 1995. The Board discussed each line item in detail, and agreed to increase the projected security costs from \$2,000 to \$3,000. Also, the Board directed James Nguyen to not state the dollar amount of the soil compaction lawsuit settlement in accordance with the confidentiality provision contained in the settlement agreement. After further discussion,

MOTION WAS MADE by Louise Lang to accept the proposed 1995 budget as amended.

MOTION WAS SECONDED by Patricia Stone.

MOTION PASSED BY UNANIMOUS VOTE.

MEETING ADJOURNED

1. The meeting was adjourned at 9:10 p.m.
2. The next regular meeting of the Board of Directors is scheduled for October November 14, 1994 at 6:30 p.m. December's meeting will be held on December 12, 1994 at 6:30 p.m.

GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 14, 1994

PRESENT

The Directors present were Bill Bold, President; Patricia Stone, Vice-President; Elizabeth Campbell, Second Vice-President; Merrill Robinson, Secretary; and Louise Lang, Treasurer.

Also present was James Nguyen of Bartlein and Company.

MEETING CALLED TO ORDER

The meeting was called to order by Bill Bold at 6:35 p.m.

MINUTES OF PRIOR MEETING

MOTION made by Patricia Stone to accept the Minutes of the November 14, 1994 regular meeting of the Board.

MOTION SECONDED by Elizabeth Campbell.

MOTION PASSED BY UNANIMOUS VOTE.

REQUESTS BY HOMEOWNERS

1. Bill Bold, owner of #235, requested permission to install a screen door at his unit (already installed). After noting that the screen door conforms with the Association's rules, the Board granted the request.

ITEMS FOR NEWSLETTER

- * Do not smoke in the sauna.
- * Please inform the Board if you notice any sprinklers spraying on walls within the complex.
- * The gate code is for service companies and emergency personnel only.
- * Please call James Nguyen if you are interested in serving on the Board.
- * Exterior alterations must be pre-approved by the Board.
- * Please monitor your cats. Because of the density of the population at the Grove, cats must be keep inside.

COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	\$ 9,280.18
Total Revenue	24,305.65
Total Expenditures	14,359.91
Transfer to Reserve	4,225.92
Current Balance	\$ 15,000.00

The Board approved the November, 1994 Treasurer's Report as presented.

2. Maintenance Report.

1. Bill Bold reported that both fan belts to the gate broke because people were pulling the gate open by hand. Mr. Bold changed the gate to prevent people from opening it in such a manner.
2. Mr. Bold suggested that a releasing device be installed on the gate for use in case of power outages. He indicated that although there is a procedure by which the gate can be opened with a key, it will not automatically open in the event of an emergency. The Board agreed to provide each Board member with a copy of the key so that they can manually open the gate in the event of an emergency, until a release device can be installed.
3. Bill Bold reported that Ramstrum Construction began another siding repair, and that it will be repairing the staircase at the end of building 7640 as well. Mr. Bold stated that the damage to the staircase was caused by saturation by a sprinkler.
4. Mr. Nguyen presented the Board with John Carter Inc's initial order for anchors in the amount of \$23,295.62. The Board noted that the tax of .0825 may be incorrect. James Nguyen will check it prior to payment.

MOTION made by Louise Lang to authorize payment of John Carter Inc's invoice of \$23,295.62.

MOTION SECONDED by Patricia Stone.

MOTION PASSED BY UNANIMOUS VOTE.

James Nguyen indicated that John Carter Inc. is still waiting for the County to approve plans before proceeding with the project.

Merrill Robinson stated that Arturo of Progressive Care wants to meet with Mr. Carter to discuss the landscaping needs as they relate to the project. Bill Bold will arrange the meeting.

3. Gardening Report

Merrill Robinson reported that three trees in the complex were removed at a cost of \$1,700.

4. Secretary's Report

1. The Board received a letter which stated that the lights are not working on the recently rebuilt staircase. Mr. Ramstrum subsequently inspected the lights and found them to be in working order.
2. The Board received a letter from Ms. Trenwith asking that she be allowed to keep the roll-up screen erected in her patio area. The Board noted that the screen does not conform to the Association's rules, and it directed James Nguyen to write a letter to Ms. Trenwith denying her request and asking that the screen be taken down.
3. Marie Hayes requested that the Association have the top of the carport near her unit cleaned of debris. Bill Bold will inspect all carports to see which ones need to be cleaned.
4. Marie Hayes requested that the Association have the rain gutters near her unit cleaned. James Nguyen will respond to the request.

OLD BUSINESS

1. Late Payers.

James Nguyen provided the Board with an update of the homeowner's delinquent in their dues.

Mr. Nguyen reported that Bartlein & Company received a letter from Mr. Giacomazzi which stated that his attorney will be in contact with regard to the Association's recent counter-offer concerning the past Association fees due.

2. Motorcycle Damage to Gate

James Nguyen reported that the letter previously received from attorney McGrath concerning the damage to the gate was not actually written by her. Mr. Eckman is no longer employed at McGrath's law office. Mr. Parker will be suing Mr. Eckman in Small Claims Court for the repair costs.

NEW BUSINESS

1. James Nguyen informed the Board that the Association's insurance was renewed with Allstate at a cost of approximately \$24,500.

MOTION made by Patricia Stone to ratify the decision to renew the Association's insurance policy with Allstate Insurance.

MOTION WAS SECONDED by Louise Lang.

MOTION PASSED BY UNANIMOUS VOTE.

2. Bill Bold reported that 7610 #109 has non-conforming lattice in its patio area. The Board discussed the matter in detail, and directed James Nguyen to write a letter to the owner stated that the lattice is non-conforming and that he may be asked to remove it in the future.
3. Mr. Bold noted that several units on the second and third floors have lattice work erected, despite the fact that lattice is only allowed in first floor units. Mr. Nguyen wrote a letter to all second and third floor units that have lattice asking that they either take the lattice down or ask the Board for approval.

After further discussion, the Board agreed to disallow lattice on the 2nd and 3rd floors. All such units that currently have lattice installed will be asked to remove it.

MEETING ADJOURNED

1. The meeting was adjourned at 8:50 p.m.
2. December's meeting will be held on December 12, 1994 at 6:30 p.m. The annual meeting will be held on January 23, 1994 at 7:00 p.m. at the Goleta Valley Community Center. A short regular meeting of the Board will follow.

**GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
DECEMBER 12, 1994**

PRESENT

The Directors present were Bill Bold, President; Elizabeth Campbell, Second Vice-President; and Merrill Robinson, Secretary. Vice-President Patricia Stone and Treasurer Louise Lang were absent.

Also present were Mary Mason (owner of #338) and James Nguyen of Bartlein and Company.

MEETING CALLED TO ORDER

The meeting was called to order by Bill Bold at 6:35 p.m.

MINUTES OF PRIOR MEETING

The minutes of November 14, 1994 regular meeting of the Board were unanimously approved.

REQUESTS BY HOMEOWNERS

1. Mary Mason, owner of #338, told the Board that the portion of the November newsletter which indicated that all cats must be on a leach was not in accordance with the Association's CC&Rs. The Board discussed the matter and noted that it did not quote the CC&Rs when the statement was made. It also noted that there is a County ordinance that holds that pets are not to roam freely. The Board discussed the matter in detail and agreed to clarify the issue in the next newsletter.
2. Merrill Robinson informed the Board that the walkway near her unit in very dark. Bill Bold will inspect the area and will have a light installed if needed.

ITEMS FOR NEWSLETTER

- * Pet rules will be clarified.
- * Under the CC&Rs, the attics are restricted areas which are not to be used for a homeowner's personal benefit.

COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	\$15,000.00
Total Revenue	24,794.45
Reserve Expenditures	25,309.87
Total Expenditures	47,740.26
Current Balance	\$12,054.19

The Board approved the November, 1994 Treasurer's Report as presented.

2. Maintenance Report.

1. Bill Bold reported that Ramstrum Construction repaired the siding at building 365 at a cost of appx. \$5,800. The staircase at building 365 was also repaired due to dryrot at a cost of appx. \$1,600.
2. Bill Bold reported that the tops of the carports were recently inspected for debris and that some were subsequently cleaned.
3. James Nguyen reported that Ramstrum Construction had prepared for use by the homeowners for installing lattice work. The Board agreed that all lattice installed in the future must be in accordance with the drawn plans.

3. Gardening Report

1. Bill Bold reported that tree roots are pushing up an area of pavement in the parking lot. He suggested that a root barrier be installed.
2. Merrill Robinson reported that Arturo of Progressive Care removed the brush between the fence and the railroad tracks (adjacent of the Association's property).

4. Secretary's Report

The Board received a letter of complaint about cats at 7626 #339. The Board discussed the matter and directed James Nguyen to respond by telling the author of the letter to speak with the cats' owners directly.

5. Pool Committee

Bill Bold reported that the heater in the sauna rusted out, and that new parts have been ordered at a cost of appx. \$1,100.

OLD BUSINESS

1. Late Payers.

James Nguyen provided the Board with an update of the homeowner's delinquent in their dues.

Mr. Nguyen reported that Bartlein & Company received a letter from Mr. Giacomazzi's attorney which set forth the following counter offer concerning the payment of Mr. Giacomazzi's account:

- * Mr. Giacomazzi will pay \$2,271.90 in three equal installments of \$757.30 each.
- * The Association will immediately release the lien recorded against Mr. Giacomazzi's unit.

After discussion,

MOTION made by Elizabeth Campbell to accept Mr. Giacomazzi's counter offer under the conditions that he also pay the \$125 lien fee, the Association will release the lien after the account is current, and the three installments of \$757.30 each are paid in January, 1995, February, 1995 and March, 1995.

MOTION WAS SECONDED by Merrill Robinson.

MOTION PASSED BY UNANIMOUS VOTE.

2. Motorcycle Damage to Gate

Bill Bold reported that he went with Mr. Dave Parker as the latter took Mr. Eckman to Small Claims Court in an effort to force him to pay for the damage he caused to the front gate. Unfortunately, the Court ruled against Mr. Parker. After discussion,

MOTION made by Elizabeth Campbell to have the Association bear the cost (\$144) of the gate repairs and not charge it against Mr. Dave Parker.

MOTION WAS SECONDED by Merrill Robinson.

MOTION PASSED BY UNANIMOUS VOTE.

3. Lights in the Parking Lot

Bill Bold asked the Board to readdress the issue of installing additional lights in the parking lot. The Board agreed that the area is dark and it discussed various lighting options. The matter was tabled.

NEW BUSINESS

1. Bill Bold informed the Board that he is obtaining bids to change the unit directory system located in front of the complex. The matter was tabled.
2. Bill Bold reported that it has recently come to his attention that several three story unit owners are illegally using their attics as additional rooms and storage areas. The Board noted that the CC&Rs state that the attics are common areas and that homeowners are to enter the attics only to maintain their respective furnaces. The Board will remind all homeowners that the attics are restricted areas according to the CC&Rs, and that nothing is to be stored therein.

MEETING ADJOURNED

1. The meeting was adjourned at 8:35 p.m.
2. The annual meeting will be held on January 23, 1995 at 7:00 p.m. at the Goleta Valley Community Center. A short regular meeting of the Board will follow.